

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--October 21, 1964

Appeal #7965 Capt. H. Burton Long, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 27, 1964:

ORDERED:

That the appeal for a variance from the lot occupancy requirements of the R-5-B District; for a variance from the provisions of paragraph 7401.12 of the Zoning Regulations requiring setback of 12 feet from the center line of alley to permit erection of private garage at rear of 2325 Ashmead Place, N.W., lot 807, square 2540, be granted for the following reasons:

(1) From the records and the evidence adduced at the hearing, the Board finds that appellant has proven a case of hardship within the meaning of the variance clause of the regulations, as the requirement of paragraph 7401.12 of the zoning regulations requiring that the garage be set back at least 12 feet from the center line of the alley would impose an undue hardship upon the owner of the property as it would require the garage to be set back to within eleven feet of the dwelling which would preclude the use of his back yard which will only be sixteen feet in depth with the garage sitting on the rear lot line.

(2) There is a fifteen foot wide public alley in the rear of the property which will permit ingress and egress to the proposed garage.

(3) The Board further finds that it is impracticable to provide this parking space within the existing dwelling.

(4) There was no objection to the granting of this appeal registered at the public hearing

(5) The Board further finds that the erection of the proposed garage will not affect adversely conditions of light and air to his or adjoining properties.

(6) In view of the above it is the opinion of the board that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.